DUNES ESTATE

Frequently Asked Questions

FACTS

Who is the Developer?
International Housing Solutions (IHS) in conjunction with Element Consulting and Condev Projects.

Who is the building contractor?
Condev Projects CC

Who is the transferring attorney?
Ellis Shilengudwa Incorporated, located at 1st Floor, The Steps Building, c/o Grove & Chasie Streets, Kleine Kuppe, Windhoek.

Which municipal body governs this area?
Municipality of Walvis Bay

FIGURES

How much is the deposit?
A deposit of N$ 5 000 within 7 days of the signature of sale agreement, payable to the Conveyancers, and kept in trust on behalf of the purchaser.

When must the rest of the amount be paid?
Bond to be granted within 30 days from the Date of Signature of sales agreement (or such extended period as may be applicable), and guarantees shall be furnished to the Seller within 14 days of the approval of the loan and receipt by the Conveyancers of the instruction to register the bond, or such extended period at the sole discretion of the Seller.

When must the balance of the purchase price be paid in the event of a cash purchase?
In the event of a cash sale, the funds must be paid over to the conveyancers' trust account within 14 days after date of signature of the offer to purchase, alternatively a guarantee can also be delivered within 14 days.

What levies and R&T are expected?
Final figures will be determined by the Body Corporate which will have home owners as Trustees, but the levies are expected to be between N$950 and N$1150 per month per unit and will include security, R&T, etc.

How much is Bond & Transfer Costs?
Bond & Transfer costs depend on the apartment type and start from approximately N$40 000. However as you are buying from the developer you do not need to pay Transfer Costs & we also cover your bond costs up to N$ 10 000 which means you enjoy massive savings. (T's & C's Apply)

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INVESTMENT

Why is The Dunes Estate a good investment opportunity?
The Dunes Estate is strategically located near the Dunes Mall, major roads, and employment hubs like Walvis Bay Harbour and industrial areas, making it attractive to tenants and buyers. It also targets the growing affordable housing market, which has high demand.

What is the current demand for affordable housing in Namibia?
Namibia has an estimated housing shortage of 100,000 units, growing at 4% annually. This makes affordable housing developments like The Dunes Estate a highly sought-after investment.

What are the expected rental yields in this area?
Rental yields depend on various factors such as market conditions and unit type, but with proximity to essential amenities and employment nodes, The Dunes Estate offers strong potential for rental income. Investors are encouraged to consult local property experts for detailed projections.

What is the potential for capital growth in the area?
The Developer has based their investment decisions on capital growth of 5% per year, but real growth can be lower, or much higher!

TIMELINES

When will the sales office be open?
November 2024

When will the show unit be ready?
The first shows units should be ready by the end of 2024.

When will construction start?
Construction is currently underway. Civil works have been completed and apartment structures are currently underway.

When do you anticipate construction to be complete?
The development is constructed in phases, but the first units should be ready for occupation from the September 2025.

Can I occupy before transfer?
As soon as occupational certificates are issued, you could potentially take early occupation at an occupational rental of 1% of the purchase price per month.

When will I be able to move into my home after completion of construction?
The possession of the section and all risk and benefit in the section will pass to the Purchaser upon Transfer. The Purchaser shall accept occupation on the Occupation Date.

Will I be allowed to rent out my property?
As soon as you have taken transfer, you are welcome to appoint a rental agent of your choice.

If I buy as an investment, do you offer rental management?
We do offer a full turn-key solution for investors where we secure a tenant & manage your rental unit on their behalf.

Can I AirBNB my apartment?
There are no provisions that prohibit short stay rentals, but the Body Corporate (governed by owners) may decide to change this over time.

ARCHITECTURAL

Are the units already built?
No, you will be buying off-plan as this is a brand new development, but units are being built as you read this.

What provision has been made to ensure the property is not flooded with water during heavy rainfalls or to avoid smells from the swamp water in the area?

The Developer is building a new pipeline from the Walvis Bay sewer works to the "Flamingo dam", to replace the old open canal that fell into disrepair. This means that no more effluent water will dam up in the vicinity of the Dunes Estate site anymore, eradicating and current smells and mosquitos. In addition, the site is being stabilised and filled up with soil to raise the natural ground level and allow for proper stormwater drainage.

Are the units full or sectional title?
Sectional Title

Can I choose my own building plan?
Unfortunately, all apartments are built according to the pre-determined building plans.

Can I use my own architect for amendments to my apartment?
Yes, once you have taken transfer you can make changes to the internal of the apartment, but only with the consent of the Body Corporate, and after obtaining the necessary plan approvals from the local authority.

What add-ons will I be able to add to my property?
You may make any alterations to the internal of the apartment that will not impact on the structural integrity of the building and provided you have approved building plans. No changes to the external façade or common areas will be allowed. Trustee approval is always required for significant changes.

What is the residential building's warranty?
The contractor provides a warranty that typically covers major structural defects for a set period, providing investors with assurance about the quality and durability of the buildings, after completion of the units. Comprehensive building insurance will also be taken out by the Body Corporate, the cost of which will be included in the levy structure, to cover any potential loss not covered by other warranties.

What fire protection systems are in place?
The building is fully compliant with the local fire safety requirements. All fire requirements are in place.

GREEN FOOTPRINT

What is Edge Certification?
EDGE certification ensures reduced energy, water and energy consumption = lower utility bills and smaller environmental footprint > giving you a sustainable, cost-effective home & saving you over 20% on monthly utilities.

What is the benefit of buying a Green Edge certified apartment?
Not only do you save over 20% on monthly utilities, it provides you access to green bonds that allows the buyer to benefit from lower interest rates on their loan facilities.

What Green features are included?
Energy Efficiency Measures:

- Reduced Window-to-Wall Ratio
- Efficient Glass to windows
- Improved Insulation to roofs

Water Efficiency Measures:

- Water-efficient Showerheads
- Water-efficient Faucets for all Bathrooms
- Efficient Dual Flush Water Closets for All Bathrooms
- Water-efficient Faucets for Kitchen Sinks
- Resulting in over 30% saving on water

Materials Efficiency Measures:

- Reuse of existing building structure and external walls, resulting in over 60% saving on embodied carbon and associated GHG emissions during the construction process.

BUILDING FEATURES

What security measures are in place for the protection of residents?
Residents will have 24-hour security, with strong perimeter fencing and a manned gatehouse to enter and exit the premises, which the Developer will hand over to the Body Corporate oin completion of the scheme.

How do I get internet connection, telephone connection and DSTV?
New owners will need to arrange for connection to these external services themselves, but the scheme will have sleeves installed underground, to facilitate easier reticulation of cabling.

Where can I hang my washing?
In your back yard where it does not disturb other parties.

Are pets allowed?
Pets will be allowed under the rules of the Body Corporate and Sectional Titles Act.

Where can my guests park?
There are designated visitors parking available

AMENITIES

What amenities can I expect to enjoy?

- Braai areas
- Kids Play areas
- Green areas

As an owner, will I have access to all the facilities?
Yes, as an owner you will have access to all the facilities